

Thousand Oaks Housing Opportunities 2023



2100 East Thousand Oaks Boulevard • Thousand Oaks, CA 91362 • (805) 449-2393

www.toaks.org

This Directory is provided as a public service. The list of service providers in this Directory shall in no way constitute an endorsement of any of the listed providers. Furthermore, the listing of service providers in this Directory shall not create an agency relationship between the service providers listed and the City of Thousand Oaks, or any of its employees, officials, boards, or commissions.

TABLE OF CONTENTS

SECTION 1: BACKGROUND INFORMATION

1. Qualifying for Subsidized/Low-Cost Housing
2. Many Mansions and Area Housing Authority
3. Other Low-Income Housing Providers
4. Other Sources of Information
5. Emergency Housing
6. Fair Housing and Landlord/Tenant Counseling
7. Rent Control

SECTION 2: AFFORDABLE AND LOW-INCOME HOUSING

1. Low Income Housing - Many Mansions
2. Rent Subsidy and Public Housing - Area Housing Authority

SECTION 3: SPECIAL NEEDS/SUBSIDIZED APARTMENTS BY TYPE

SECTION 4: FIRST-TIME HOMEBUYER SERVICES

1. Homebuyer Educational Workshops and More
 - A. Cabrillo Economic Development Corporation (CEDC)
 - B. Ventura County Community Development Corporation (VCCDC)
2. California Housing Finance Agency (CalHFA)

SECTION 5: HOUSING REHABILITATION

1. Habitat for Humanity
2. Community Action

SECTION 6: EMERGENCY HOUSING ASSISTANCE

1. Housing Services Providers
2. HELPLINE 2-1-1
3. Shelters / Meal Sites
4. Food Sites

SECTION 7: OTHER USEFUL HOUSING RESOURCES

1. Fair Housing and Landlord/Tenant Counseling
2. Landlord/Tenant Rights
3. Legal Assistance
4. Credit Counseling
5. Mobile Homes
6. Mobile Home Ombudsman
7. Senior Living / Senior Services

SECTION 1

BACKGROUND INFORMATION

1. QUALIFYING FOR SUBSIDIZED / LOW-COST HOUSING

Generally, in order to obtain subsidized/low-cost housing in Thousand Oaks, your income cannot exceed very-low and low-income levels, which are established by the Federal government. The income levels for 2023 are set out below. Please note that these numbers change annually.

FAMILY SIZE	1	2	3	4	5	6	7	8
Extremely Low	\$27,900	\$31,900	\$35,900	\$39,850	\$43,050	\$46,250	\$49,450	\$52,650
Very Low	\$46,500	\$53,150	\$59,800	\$66,400	\$71,750	\$77,050	\$82,350	\$87,650
Low	\$74,400	\$85,000	\$95,650	\$106,250	\$114,750	\$123,250	\$131,750	\$140,250

2. MANY MANSIONS AND AREA HOUSING AUTHORITY

The two largest providers of subsidized lower-cost apartments in Thousand Oaks are Many Mansions and The Area Housing Authority of the County of Ventura (AHA). Both agencies provide useful assistance in locating other affordable resources. A list of the apartments and services provided by these agencies can be reviewed in Section 2 of this brochure.

3. OTHER LOW-INCOME HOUSING PROVIDERS

Other low-income units are provided at Conejo Future Village, Arroyo Villas, and Shadows Apartments. The addresses of these apartment complexes are listed in Section 3 of this brochure. Most of these complexes have long waiting lists. You are encouraged to apply to as many complexes and organizations as possible.

4. OTHER SOURCES OF INFORMATION

- ❖ Chamber of Commerce – Publishes a list of some of the apartment complexes in Thousand Oaks, which may include affordable units. You may contact the Chamber at (805) 370-0035 or access information online at www.conejochamber.org.
- ❖ Ventura County Star – Daily listing of apartments and rooms in the classified section. Call (805) 437-0000 or visit their website at www.vcstar.com.
- ❖ Senior Services – The Conejo Valley Senior Concerns and the Adult Cent at the Conejo Park District (CRPD) provides useful information on housing options for senior adults. Contact Senior Concerns at (805) 497-0189 or visit website www.seniorconcerns.org. Contact CRPD at (805) 381-2744 or visit website <https://www.crpdc.org/programs-sports/adults-seniors/>.
- ❖ Community Rental List at www.ahacv.org is updated every 2 weeks and includes any vacancies at Area Housing Authority properties.
- ❖ Housing Rights Center (HRC) has a list of affordable apartments in and beyond Thousand Oaks at www.hrc-la.org. For more information contact (800) 477-5977.

The process of finding low-income housing is often time consuming. You are encouraged to contact Many Mansions at (805) 497-0344 and Area Housing Authority (805) 480-9991 to discuss all your housing options.

5. EMERGENCY HOUSING

If you are in need of emergency housing assistance, contact one of the emergency social service providers listed in Section 6 or contact the Ventura County Helpline at 2-1-1 for more information.

6. FAIR HOUSING AND LANDLORD/TENANT COUNSELING

If you have a fair housing issue or dispute, the Housing Rights Center can help you resolve any landlord/tenant problems by providing counseling and other services at (800) 477-5977. See Section 7 for more information.

7. RENT CONTROL

The City only has a Rent Stabilization Program for a small number of apartment units and all mobile homes. Apartment **rent control does not apply to any tenant who moved into their apartment unit after 1987**. Only tenants who have lived in the same rent-controlled unit since 1987 are eligible for rent control. For more information, call (805) 449-2391.

SECTION 2

AFFORDABLE AND LOW-INCOME HOUSING

Many Mansions and Area Housing Authority provide housing for low-income individuals and households.

1. LOW INCOME HOUSING – MANY MANSIONS

Many Mansions owns and manages over 450 affordable housing units serving seniors, families and special needs households at various locations in Thousand Oaks (see below) and, depending on your family size and income, rents will vary. For information regarding rents, vacancies, and applications, contact Many Mansions Housing Central.

PROJECT	ADDRESS	UNITS	PHONE NUMBER (805)
Bella Vista	2011-2025 Los Feliz Dr	72	496-6150
Esseff Village	1423-1425 E Thousand Oaks Bl	51	496-8122
Hacienda De Feliz	2084-2096 Los Feliz Dr	25	557-2705
Hillcrest Villas	2726 East Hillcrest Dr	60	601-5131
Richmond Terrace	760 Warwick Ave	27	777-7077
Schillo Gardens	2849 Los Robles Rd	29	495-8138
Shadow Hills	227 E Wilbur Rd	101	495-4165
Stoll House	3155-3159 Los Robles Rd	11	497-4102
Villas Garcia	1419 E Thousand Oaks Bl	80	495-6781

Many Mansions accepts Section 8 Housing Choice Vouchers. For more information contact:

Many Mansions, Housing Central
1425 E Thousand Oaks Blvd, Thousand Oaks
(805) 497-0344
8:30 am-4:30 pm Monday-Friday
www.manymansions.org

2. RENT SUBSIDY AND PUBLIC HOUSING – AREA HOUSING AUTHORITY

The Area Housing Authority of the County of Ventura (AHA) is a federally funded, non-profit, public agency serving the cities of Thousand Oaks, Camarillo, Fillmore, Moorpark, Ojai, and Simi Valley and the unincorporated areas of the County.

The AHA administers two federal housing programs; Section 8 Housing Choice Voucher Program and Low-Income Public Housing Program.

The Section 8 Housing Choice Voucher Program is a rental subsidy program. Applicants select their own housing and work with local landlords to secure a lease agreement. The applicant pays approximately 30% of their household income for rent. The remaining rent is paid directly to the landlord by AHA.

The Low-Income Public Housing Program consists of specific apartments built or purchased for this program. In Thousand Oaks, there are 163 units of public housing. There is one senior/disable Public Housing complex consisting of 64 units. The rent is 30% of the household income. Unlike the Section 8 Program, the Low Rent Public Housing Program participant does not work with individual landlords.

The waiting lists for these programs are very long as the need for affordable housing is so much greater than the budget can support. New applications for this program will be available in the future, but not specific date is known at this time. Notifications are placed on the AHA website at www.ahacv.org and in the newspaper. Households interested in applying for Section 8 or Public Housing can request to be notified via e-mail by signing up at www.ahacv.org and selecting "Contact Us". Instructions for signing up for e-mail notifications are provided.

Each program requires a separate application.

AHA PUBLIC HOUSING APARTMENTS			
Fiore Gardens	220-480 E Hillcrest Dr	50 Family	480-9991
Florence Janss	190-210 Brazil St	64 Senior / Disabled	480-9991
Leggett Court	1824-1884 Los Feliz Dr	49 Family	480-9991

In addition, AHA owns and operates several affordable apartment complexes in Thousand Oaks. There is a separate application required for each complex. Some units are allocated directly to the Section 8 program and only Section 8 applicants are eligible for consideration.

Applications for Oak Creek Senior Villas* are not available to the general public. Residents are selected from interested and eligible applicants on the Section 8 waiting list.

OTHER AHA APARTMENTS			
Garden View Terrace	2002 Los Feliz Dr	56 Family	373-0335
Glenn Oaks	145 E Wilbur Rd	39 Senior	494-3120
Los Arboles	801-886 Calle Haya	43 Family	492-8350
Oak Creek Sr Villas*	367 E Thousand Oaks Bl	57 Senior	373-0333
Royal Oaks	3210-14 Royal Oaks Dr	5 Family	480-9991
Sunset Villas	90-110 Sunset Dr	11 Family	480-9991

Vacancies in these properties are a random occurrence and difficult to predict. Contact the site for information regarding vacancies. All vacancies for AHA owned and managed properties are listed on the Community Rental List available in the lobby or online at www.ahacv.org (select Rental Listings).

A description of all AHA programs and properties is available online at www.ahacv.org.

For more information contact:

Area Housing Authority
1400 W. Hillcrest Drive, Newbury Park 91320
(805) 480-9991 or (800) 800-2123
7:00am–5:00pm Monday-Thursday
www.ahacv.org
info@ahacv.org

SECTION 3

SPECIAL NEEDS/SUBSIDIZED APARTMENTS BY TYPE

PROJECT	ADDRESS	UNITS	COMMENTS	PHONE (805)
AFFORDABLE HOUSING FOR SENIORS AND DISABLED				
Conejo Future Village	130 Brazil St	90	Senior (62+) and disabled. Must be very-low income. 3-4 year waiting list.	497-9848
Glenn Oaks	145 E Wilbur Rd	39	One-bedroom units reserved for very-low income seniors.	494-3120
Florence Janss*	190-210 Brazil St	64	Senior (62+) and disabled. Must be very-low income. 3-4 year waiting list.	480-9991
Hillcrest & Bel-Aire Homes	2170/2220 Westlake Bl	30	Specialized group housing for severely disabled.	494-1141
Oak Creek Senior Villas	367 E Thousand Oaks Bl	57	Senior (62+) 46 one-bedroom units; 11 two-bedroom units	373-0333
AFFORDABLE HOUSING FOR FAMILIES				
77 North	77 Conejo School Rd	3	Very Low Income	818/710-9115
Arroyo Villas	1600 Rancho Conejo Bl	40	Section 8	376-3315
Bella Vista	2011-2025 Los Feliz Dr	72	Lower income	496-6150
Esseff Village	1425 E Thousand Oaks Bl	50	Lower income	496-8122
Fiore Gardens*	480 E Hillcrest Dr	50	Public Housing	480-9991
Garden View Terrace	2002 Los Feliz Dr	56	Lower income	373-0335
Hacienda De Feliz	2096 Los Feliz Dr	25	Lower income	557-2705
Hillcrest Villas	2726 E Hillcrest Dr	60	Lower income	601-5131
Leggett Court*	1824-1884 Los Feliz Dr	49	Public Housing	480-9991
Los Arboles	801-886 Calle Haya	43	FMR & Section 8	492-1288
Mountclef	3500 Mountclef St	18	FMR & Section 8	492-2022
Richmond Terrace	760 Warwick Ave	26	Lower income	777-7077
Royal Oaks	3210-14 Royal Oaks	5	FMR & Section 8	492-8350
Santal Thousand Oaks	299 E. Thousand Oaks Bl	11	Very Low Income	818/321-9273
Schillo Gardens	2849 Los Robles Rd	29	Very Low income	495-8138
Shadow Hills	227 E Wilbur Rd	101	Lower & moderate. income	495-4165
Stoll House	3155-3159 Los Robles Rd	11	Lower income	497-4102
Sunset Villas	90 –110 Sunset Dr	11	FMR & Section 8	492-8350
The Shadows	1949 Los Feliz Dr	148	Lower income	379-0461
Villa Garcia	1419 E Thousand Oaks Bl	80	Lower income	495-6781

*Public Housing requires an application with the Area Housing Authority, see Section 2.

SECTION 4

FIRST-TIME HOMEBUYER SERVICES

1. HOMEBUYER EDUCATIONAL WORKSHOPS AND MORE

A. Cabrillo Economic Development Corporation (CEDC)

CEDC offers various homebuyer courses through its Home Ownership Center (HOC), including pre- and post-purchase education and one-on-one counseling, which are designed to introduce families to the many steps in the homeownership process. HOC also offers an 8-hour financial fitness course, which allows for a one-on-one opportunity to review with buyer's credit, budget and money management strategies to plan and prepare for home purchase. All these courses are offered monthly in both English and Spanish. HOC will identify the various lending programs, including state, federal or local down payment assistance programs available. For more information contact:

702 County Square Drive, Ventura, CA 93003
(805) 659-6868 www.cabrilloedc.org

B. Ventura County Community Development Corporation (VCCDC)

VCCDC is a one-stop resource that provides a variety of assistance throughout the home-buying process. From our education services, including workshops and counseling, to our lending and realty support, including down payment assistance and consulting for first-time buyers, we ensure that you are supported from start to finish. For more information contact:

2231 Sturgis Road, Suite A, Oxnard, CA 93030
(805) 273-7800 www.vccdc.org

2. California Housing Finance Agency (CalHFA)

CalHFA offers a variety of loan programs to help you purchase a home. For more information contact: 877/922-5432 www.calhfa.ca.gov

SECTION 5

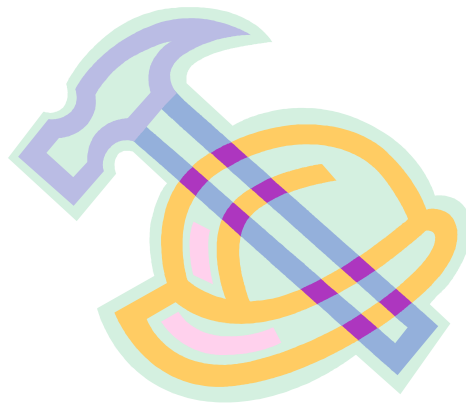
HOUSING REHABILITATION

1. HABITAT FOR HUMANITY

A Brush with Kindness (ABWK) is a program of Habitat for Humanity Ventura County that helps lower-income homeowners complete exterior home improvements. Volunteer teams work to improve the condition of homes by painting, landscaping, and performing minor exterior repairs at minimal costs to homeowners who would be unable to do so on their own. Those that are physically able are asked to work alongside the volunteers throughout the completion of the project. The program is for homeowners earning between 30%-50% of the median income of Ventura County. For more information visit their website at www.habitatventura.org or call (805) 485-6065, located at 1850 Eastman Ave., Oxnard, CA 93030.

2. COMMUNITY ACTION

Qualified homeowners can save up to 40 percent on utility bills, depending on the home, simply by improving energy efficiency. This can be done by replacing windows, weather-stripping doors, adding insulation, minor home repairs and installing more efficient appliances and products. For more information visit their website at www.ca-vc.org or by calling (805) 436-4000, located at 621 Richmond Ave, Oxnard, CA 93030.



SECTION 6

EMERGENCY HOUSING ASSISTANCE

1. HOUSING SERVICES PROVIDERS

The City of Thousand Oaks provides funds from the Community Development Block Grant (CDBG) fund and Social Services Grant Fund (SSG) to local organizations for numerous social services, including housing/homeless services. The following organizations provide housing/homeless services, ranging from loans to help defer the cost of finding permanent accommodations (“first” and “last” payments) for the homeless and those at risk of homelessness to providing winter shelters. For more information about specific services contact the individual organizations:

NAME	ADDRESS	PHONE NUMBER (805)
Catholic Charities	612 Spring Road Moorpark, CA 93021	529-0720
Community Action of Ventura County	621 Richmond Avenue Oxnard CA 93030	436-4000
County of Ventura - Human Services Agency	855 Partridge Drive Ventura CA 93003	385-1800
Harbor House	430 Avenida de los Arboles #105 Thousand Oaks, CA 91360	391-7753 (855) 427-2672
Homeless Prevention and Rapid Re-Housing	855 Partridge Drive Ventura CA 93003	385-8585
Lutheran Social Services	80 E Hillcrest Drive, # 101 Thousand Oaks CA 91360	497-6207
Salvation Army	1407 E. Los Angeles Ave Simi Valley, CA 93065	527-1070
St. Vincent De Paul (St Pascal Baylon Church)	155 E Janss Road Thousand Oaks CA 91360	496-0222
Turning Point Foundation	www.turningpointfoundation.org	652-0596

2. HELPLINE 2-1-1

Helpline 2-1-1 is a free accessible 3-digit telephone number that allows you to access over 2000 programs and 900 agencies across Ventura County. 2-1-1 helps connect you to the appropriate services you are in need of, such as shelter/housing. Other basic life needs are food, financial assistance, health, parenting and mental health services. 2-1-1 eliminates a majority of the inappropriate, non-emergency calls to 9-1-1; saving that vital community resource for life and death emergencies. The 2-1-1 line is available 24 hours/7 days a week, it’s free and confidential, and it’s fast and easy. So, for any other vital community service you can call (800) 339-9597 (Helpline) or go on-line for information at www.211ventura.org, **or just dial 211.**

3. SHELTERS / MEAL SITES

WINTER SHELTER AND MEAL SITES DECEMBER- MARCH MEAL SITES APRIL- NOVEMBER For information call (855) 427-2672		
SUNDAY	Temple Adat Elohim (Dec–Mar) St Patrick's Episcopal Church (Apr–Nov)	2420 E Hillcrest Drive, Thousand Oaks 1 Church Rd, Thousand Oaks
MONDAY	Holy Trinity Church	1 W Avenida de Los Arboles, Thousand Oaks
TUESDAY	Calvary Community Church	5495 Via Rocas, Westlake Village
WEDNESDAY	Westminster Presbyterian Church	32111 Watergate Road, Westlake Village
THURSDAY	Chinese Christian Church (Dec–Mar) Emmanuel Presbyterian Church (Apr–Nov)	218 W Janss Road, Thousand Oaks 588 Camino Manzanas, Thousand Oaks
FRIDAY	T O United Methodist Church	1000 E Janss Road, Thousand Oaks
SATURDAY	St Julie Billiard Catholic Church	2475 Borchard Road, Newbury Park
Schedule subject to change.		

4. FOOD SITES

LOCATION	ADDRESS	PHONE (805)	DAY/TIME (Subject to Change)
Manna CV Food Pantry	3020 Crescent Way Thousand Oaks	497-4959	Tues & Th 10:00 am –3:00 pm Sat. 10:00 am – 1:00 pm
Christian Church of Thousand Oaks	301 Avenida de las Flores Thousand Oaks	492-2474	1 st & 3 rd Monday 4:00 pm - 6:00 pm
Newbury Park First Christian Church	801 Knollwood Dr. Newbury Park	498-2129	Friday & Saturday 9:15 am -10:00 am
Manafest	999 Rancho Conejo Bl Newbury Park	262-5000	Every Other Wednesday 4:00 pm - 6:00 pm
Conejo Creek Condominium Community Center	1707 Calle Diamonte Newbury Park	497-4959	1 st & 3 rd Fridays 11:00 am - 12:30 pm
CV Food Resource Network Fiore Playfields	1550 Avenida de los Arboles Thousand Oaks	381-2791	1 st & 3 rd Fridays 9:00 am -10:30 am
Shadow Hills Apt.	227 E Wilbur Rd. Thousand Oaks	379-1216	2 nd Friday 12:00 pm - 2:00 pm
St. Julie Billiard SVDP	2475 Borchard Dr. Newbury Park	270-9597	2 nd Tuesday 4:00 pm-6:00 pm
Hacienda de Feliz Apt.	2084 Los Feliz Dr. Thousand Oaks	379-1216	2 nd Saturday 2:30 pm - 4:00 pm
Villa Garcia Apt.	1379 E. Thousand Oaks Bl Thousand Oaks	379-1216	2 nd Friday 10:00 am - 12:00 pm
United Methodist Church	1000 Janss Rd. Thousand Oaks	241-8366	Wednesday 5:30 pm – 6:30 pm

SECTION 7

OTHER USEFUL HOUSING RESOURCES

1. FAIR HOUSING AND LANDLORD/TENANT COUNSELING

The Housing Rights Center (HRC) is an organization, which provides fair housing services for Thousand Oaks residents. HRC provides free landlord- tenant counseling in order to help resolve housing issues such as evictions, security deposit disputes, and repairs. HRC provides legal services for other issues, including discrimination disputes. For more information:

1-800-477-5977

www.hrc-la.org

County of Ventura Superior Court - Self-Help Legal Access Center provides informational assistance to self-represented litigants. For more information:

(805) 289-8724

<http://www.ventura.courts.ca.gov/self-help.html>

A Guide To Residential Tenants' and Landlords' Rights and Responsibilities Handbook is available through the California Department of Real Estate on the website under the Tenant/Landlord Resources section at <https://housing.ca.gov/tenant/resources.html>. For more information call (833) 422-4255.

2. TENANT/LANDLORD RIGHTS

The City does not handle landlord/tenant issues or disputes. For assistance, you can contact the Ventura County District Attorney's Office at (805) 654-2500 or www.vcdistrictattorney.com

The Department of Consumer Affairs (DCA) provides information on residential tenant and landlord rights and responsibilities. For more information: (800) 884-1684
<https://www.dfeh.ca.gov/Housing/>

3. LEGAL ASSISTANCE

NAME	ADDRESS	PHONE NUMBER
Conejo Free Clinic www.ConejoFreeClinic.org	80 E. Hillcrest Drive #102, Thousand Oaks	(805) 497-3575
Grew Law, Inc.	1385 E. Janss Road, Thousand Oaks 3585 Maple Ct #126, Ventura	(805) 658-2266
Self-Help Legal Access Center www.ventura.courts.ca.gov/self-help.html	4353 E. Vineyard Ave #206, Oxnard 800 S Victoria Ave #106, Ventura	(805) 289-8724

4. CREDIT COUNSELING

NAME	ADDRESS	PHONE NUMBER
Cabrillo Economic Development Corporation www.cabrilloedc.org	702 County Square Dr, Ventura	(805) 659-6868
Ventura County Community Development Corp. www.vccdc.org	2231 Sturgis Road, Suite A, Oxnard	(805) 273-7800

5. MOBILE HOMES

A. Rent Control

All mobile home parks in the City are regulated by a Rent Stabilization Program pursuant City of Thousand Oaks Municipal Code (Title 5. Public Welfare, Morals, and Conduct, Chapter 25 Mobile Home Rent Stabilization). The ordinance specifies a method to determine annual allowable maximum rent increases by mobile home park owners.

B. Mobile Home Parks

The following is a list of all mobile home parks in the City of Thousand Oaks. Any questions regarding availability should be directed to the individual park owners at their given numbers.

FAMILY MOBILE HOME PARKS		
Elms Plaza Mobile Home Park	1262 Newbury Rd Newbury Park	(805) 498-1710
Lakestone Mobile Home Park	53 N Conejo School Rd Thousand Oaks	(310) 644-6404
Twin Palms Mobile Home Park	198 N Skyline Drive Thousand Oaks	(310) 916-6681
SENIOR MOBILE HOME PARKS (Age 55+)		
Ranch Mobile Home Park	2193 Los Feliz Dr Thousand Oaks	(805) 495-7787
Thunderbird Oaks Mobile Home Community	200 S Conejo School Rd Thousand Oaks	(805) 496-3725
Vallecito Mobile Estates	1251 Old Conejo Rd Newbury Park	(805) 498-2612
Ventu Estates Mobile Home Park	26 S Ventu Park Rd Newbury Park	(805) 498-2010
Ventu Park Villa Mobile Home Park	50 S Ventu Park Rd Newbury Park	(805) 498-2010

6 MOBILE HOME OMBUDSMAN

This is a State office, which assists the public in resolving problems associated with manufactured homes and mobile homes by taking complaints and coordinating their resolution. Issues handled by this office include titling and registration, installation, warranties, sales, inspection of homes and parks, mobile home accessories, and certain Mobile Home Residency Law questions. The office of the Mobile Home Ombudsman may be contacted at:

P O Box 31
Sacramento CA 95812-0031
1-800-952-5275

<https://www.hcd.ca.gov/manufactured-and-mobilehomes/mobilehome-assistance-center>

7. SENIOR LIVING / SENIOR SERVICES

NAME	ADDRESS	PHONE NUMBER
Thousand Oaks Senior Services	https://www.toaks.org/residents/community-services/conejo-connections	(805) 381-7362
County of Ventura Homeshare	https://www.vcaaa.org/our-services/housing/	(805) 477-7300
Conejo Valley Senior Concerns	401 Hodencamp Rd, Thousand Oaks www.seniorconcerns.org	(805) 497-0189
Goebel Adult Community Center	1385 E. Janss Road Thousand Oaks https://www.crpdc.org/programs-sports/adults-seniors/	(805) 381-2744
Long Term Care - Ombudsman	www.ombudsmanventura.org	(805) 656-1986
Ventura County Area Agency on Aging	www.vcaaa.org	(805) 477-7300



